Robert Ellis

look no further...

Austen Avenue,
Sawley, Nottingham
NG10 3GG

£230,000 Freehold

A THREE BEDROOM SEMI DETACHED PROPERTY SITUATED ON THE POPULAR ROAD OF AUSTEN AVENUE, SAWLEY.

Robert Ellis are delighted to bring to the market a spacious, three bedroom semi detached home. Over the recent years there has been a new kitchen and bathroom fitted and a new gas central heating boiler. There is ample outside space with this property, having off the road parking for several cars and a good size rear garden. To fully appreciate the accommodation on offer, a viewing is recommended.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of a hallway, lounge with bay window and breakfast/dining kitchen with patio doors onto the rear garden. To the first floor there are three bedrooms and a family bathroom. Outside to the front of the property there is off the road parking for 2/3 cars with a garden area and a car port to the side leading to the good size rear garden.

Sawley is a sought after residential area which has a number of local amenities and facilities and these include various shops while the Asda and Tesco superstores and many other retail outlets are found in the centre of Long Eaton which is only a short drive away. There are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, East Midlands Airport, Long Eaton station which is just a few minutes walk away and there is the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
UPVC double glazed front entrance door, stairs to the first floor, radiator and door to:

Lounge
13'5 x 13' approx (4.09m x 3.96m approx)
UPVC double glazed bay window to the front, gas fire with Adam style surround, TV point and radiator.

Breakfast Kitchen
16'10 x 9'1 approx (5.13m x 2.77m approx)
Wall, base and drawer units with roll edged work surface over, sink and drainer unit with swan mixer tap over, gas central heating boiler housed in a cupboard, appliance space, built in dishwasher, Intergrated oven, grill, five ring gas hob and extractor hood over, appliance space, UPVC double glazed window to the rear and UPVC double glazed patio doors.

First Floor Landing
UPVC double glazed window to the side and doors to:

Bedroom 1
12' x 10' approx (3.66m x 3.05m approx)
UPVC double glazed window to the front and radiator.

Bedroom 2
11'5 x 9'1 approx (3.48m x 2.77m approx)
UPVC double glazed window to the rear and radiator.

Bedroom 3
8'9 x 6'4 approx (2.67m x 1.93m approx)
UPVC double glazed window to the front.

Bathroom
A white three piece suite comprising a panelled bath with shower from the mains, pedestal wash hand basin, low flush w.c., fully tiled walls and splashbacks, UPVC double glazed window to the rear and radiator.

Outside
To the front of the property there is hard standing providing parking for 2 cars with a garden having mature shrubs and trees and privately enclosed with fenced boundaries. There is a gate to the side leading to the car port which leads round to the rear where there is a patio area to the immediate rear leading onto the lawn. The garden is privately enclosed with fenced boundaries.

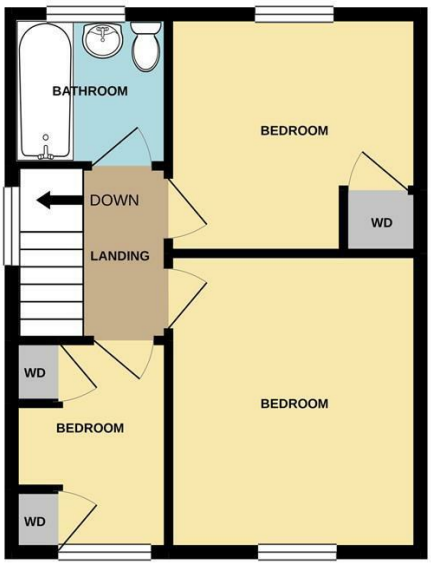
Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island take the left side under the railway bridge and left into Roosevelt Avenue. Austen Avenue can be found in the horseshoe on the left as identified by our for sale board.
7017AMEC

Mortgage Advice
Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

Your property may be repossessed if you do not keep up repayments on your mortgage.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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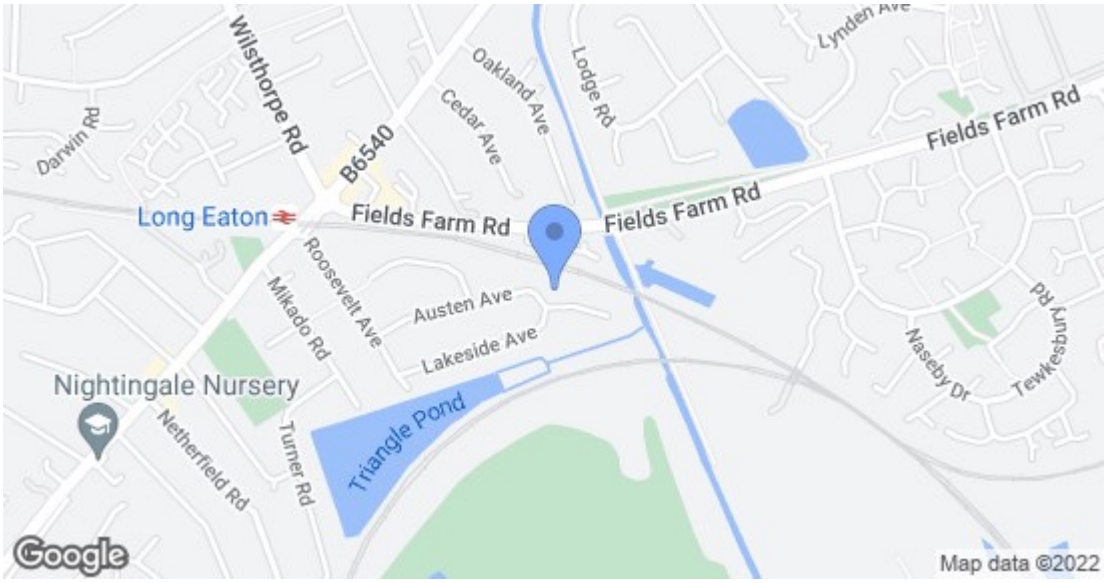

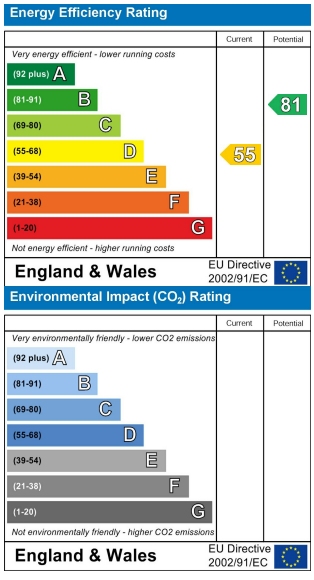

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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